

Yard
Railway Sawmills
Burbeary Road, Lockwood
Huddersfield
HD1 3UN

Rent:
£12,000
per annum



SECURELY GATED FENCED YARD
224m² (2,411ft²)

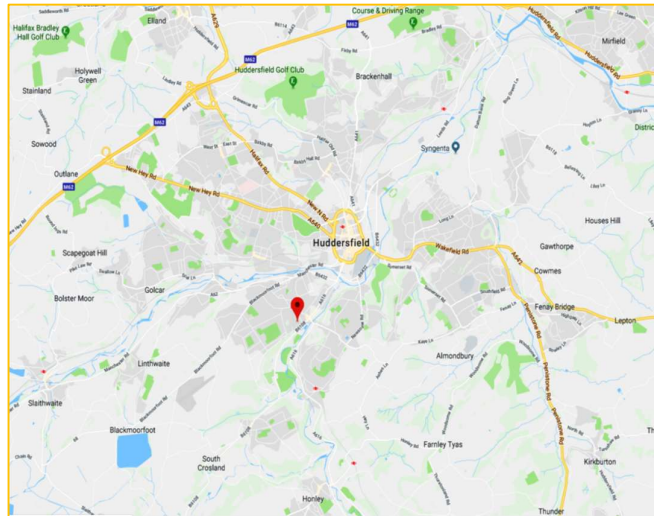
- Concrete surfaced
- Positioned within 2 miles of Huddersfield town centre off the B6108 in Lockwood

DESCRIPTION

The property comprises a self-contained yard area with is securely fenced and gated and forms part of a well-established industrial and commercial complex within the Lockwood district of Huddersfield.

The yard is ideal for a wide range of commercial operators, subject to the landlord's approval, and is available on flexible lease terms subject to negotiation.

The property is in an accessible location close to Huddersfield town centre, enabling good access to all areas along the Holme and Colne Valleys.



ACCOMMODATION

SECURELY GATED YARD 224m² (2,411ft²)

RENT

£12,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

The Uniform Business Rate for 2025/26 is 49.9p/55.5p/£. It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is chargeable on the rent.

EPC ASSET RATING: N/A

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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